

**PB# 86-80**

**Chestnut Ave.  
(Sub.)**

**57-1-73**

86-80 Chestnut Ave. ,  
Subdivision

# General Receipt

8754

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

March 26, 1987

Received of Quality Bldrs. of The County of Orange, Inc \$ 538.50

Fair Hundred Thirty-eight and 50/100 DOLLARS  
(#26-80) Preliminary (\$100.00) Final Plat Dec. Fee (\$150.00)  
For Pre-Preliminary (\$100.00) Final Plat (\$100.00) P.B. Eng. Fee (\$88.50)

## DISTRIBUTION

FUND	CODE	AMOUNT
Check # 1498		\$538.50

By Pauline D. Townsend

# General Receipt

8421

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

Nov. 19 1986

Received of Quality Bldrs. \$ 25.00

Twenty Five and 00/100 DOLLARS  
For Subdivision (3 lot) (Grevas)

## DISTRIBUTION

FUND	CODE	AMOUNT
Check # 25.00		
#1016		

By Pauline D. Townsend  
Town Clerk  
Title

96-80

CHAIRPERSON:

RE MAP # 8207

TOWN ☒  
CITY ☐ New Windsor  
VILLAGE ☐

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE Quality Home Builders Assoc. INC CHESTNUT Ave  
DATED 3-3-87 minor Subdiv.  
FILED 4-8-87

APPROVED BY LAWRENCE JONES ON 3-26-87

John L. Jones  
ACTING DEPUTY COUNTY CLERK

57-1-73

FUND	CODE	AMOUNT
Check # 1498		538.50

By Pauline S. Townsend

<b>General Receipt</b>		<b>8421</b>
<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550		
Received of <u>Quality Bldrs.</u>		<u>Nov. 19</u> 19 <u>86</u>
		\$ <u>25.00</u>
<u>Twenty Five and 00/100</u>		DOLLARS
For <u>Submission (3 lot) (Grevas)</u>		
DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 25.00</u>		
<u>#1016</u>		
By <u>Pauline S. Townsend</u>		Title
<u>Town Clerk</u>		<u>96-80</u>

CHAIRPERSON:

RE MAP # 8207

TOWN ☒  
 CITY ☐ New Windsor  
 VILLAGE ☐

THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY CLERK'S OFFICE:

TITLE Quality Home Builders OFC. INC CHESTNUT AVE  
 DATED 3-3-87 minor Subdiv.  
 FILED 4-8-87

APPROVED BY LAWRENCE JONES ON 3-26-87

57-1-73

John L. Clement  
 ACTING DEPUTY COUNTY CLERK

**QUALITY BUILDERS OF THE COUNTY OF ORANGE, INC.**

5 CARDINAL DRIVE  
 WASHINGTONVILLE, NY 10992

1500

60-244/219

PAY TO THE ORDER OF Town of New Windsor March 25 19 87  
Seven Hundred fifty 00/100 \$ 750.00  
 DOLLARS

THE BANK OF NEW YORK  
 7 West Main Street  
 Washingtonville, N.Y. 10992

FOR Recreation Fee  
86-80

⑈001500⑈ ⑆02190246⑆ ⑆231010778⑆

TOWN OF NEW WINDSOR  
PLANNING BOARD FEES  
JANUARY 1, 1987

Checks payable to:  
TOWN OF NEW WINDSOR

Date to:  
TOWN CLERK

\$ 25.00 APPLICATION FEE

Nov. 19, 1986

-----  
ADDITIONAL FEES

\$100.00 (\*) SITE PLAN FEE

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

minor \$100.00 + \$5.00 per unit FINAL PLAT

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

TOTAL ADDITIONAL FEES

538.50

3-26-87

\* All uses (except multifamily dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

Separate check, payable to:  
TOWN OF NEW WINDSOR

Date to:  
COMPTROLLER

\$250.00 per unit (\*\*) RECREATION FEE

750

3-26-87

\*\* The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

Date 20 March 1987

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

RECEIVED

MAR 25

COMPTROLLER'S  
OFFICE

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550

DATE			CLAIMED		ALLOWED	
		<u>PROFESSIONAL SERVICES</u>				
		Town of New Windsor Planning Board				
		Quality Homes - (Chestnut Subdivision) (86-80)				
		7,9,10 February; 9 March 1987; 2.0 hrs.			\$ 80	00
		Clerical - .5 hr.			8	50
3/9/87	2/1 - 3/9	AMOUNT DUE:			\$ 88	50
		(10-1070-108020-01000-04-4133)				
		Engineering				

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

(this is a two-sided form)

Date Received 11/18/86  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval 3-11-87  
Fees Paid 25

APPLICATION FOR SUBDIVISION APPROVAL

Date: \_\_\_\_\_

1. Name of subdivision Chestnut Avenue Minor Subdivision
2. Name of applicant QUALITY HOME BUILDERS OF ORANGE COUNTY, INC Phone (914) 496-4141
- Address CARDINAL DRIVE, WASHINGTONVILLE, N.Y.  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Applicant Phone \_\_\_\_\_
- Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor ELIAS D. GREVAS, L.S. Phone (914) 562-8667
- Address 33 QUASSACK AVE, NEW WINDSOR, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_
- Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the West side of Chestnut Ave.  
(Street)
- 50± feet SOUTH of VASCELLO ROAD  
(direction)
7. Total Acreage 4.02± Zone R-4 Number of Lots 3
8. Tax map designation: Section 57 Lot(s) 73, Block 1
9. Has this property, or any portion of the property, previously been subdivided No.
- If yes, when \_\_\_\_\_; by whom \_\_\_\_\_.
10. Has the Zoning Board of Appeals granted any variance concerning this property No.
- If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK )  
COUNTY OF ORANGE : SS.:

I, Lewis Tedaldi, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Lewis Tedaldi  
Mailing Address Cardinal Dr.  
Washingtonville, N.Y.

SWORN to before me this

24 day of Sept 1986  
Anthony W. Saturno  
Notary Public in the State of New York  
My Commission Expires March 30, 1987  
NOTARY PUBLIC



Mr. Grevas: Because we are going to widen and pave.

Mr. Schiefer: They need a permit but they have no objections to the plan that is the DOT comments.

Mr. Van Leeuwen: Basically that solves a lot of problems so they have to give him a permit.

Mr. Schiefer: The letter here says there is no objection they do have to obtain the permit.

Mr. Rones: Is there a typo here? Item one of the landscaping notes it says the trees should be a maximum of five feet high.

Mr. Grevas: Not according to the letter because the nursery people tell us if they are more than that there is a good chance they won't grow.

Mr. Van Leeuwen: What is he going to put in there?

Mr. Grevas: We have a spacing, a mix species, evergreens, hemlocks, white pine Australian pine.

Mr. Rones: Are they going to be not less than 4 feet high?

Mr. Grevas: Not less than five feet. We can revise that note to say to five.

Mr. Schiefer: Ok, that will take care of that.

Mr. Rones: The word maximum would come out of there.

Mr. Grevas: Right.

Mr. Lander: Regarding the pond you have we see where it comes in here you have an outlet for that?

Mr. Grevas: This is the outlet structure here it has an inlet in the bottom and also an overflow structure in the top discharges to an existing swail that connects to another pond so this area basically is to retain any storm drainage coming off the site. Those calculations have been submitted to the Town Engineer and approved.

Mr. Van Leeuwen: "That the Planning Board of the Town of New Windsor approve the site plan of Herbert Redl." Seconded by Mr. Jones and approved by the Board.

Roll Call: All Ayes

3-11-87  
QUALITY HOME BUILDERS/CHESTNUT SUBDIVISION (86-80) GREVAS

Mr. Schiefer read the Town Engineer's report for this proposal.

Mr. Grevas: Basically it is a three lot subdivision but it will grow in the future. We are showing future road down the middle of the site which will result in a cul-de-sac here and as you can see it is a 460, 440 and 420

According to the USGS. We are going to need a way out. The owner is presently talking to some of the owners here about a sewer line easement out to the existing sewer line. However at this time we can service these two front parcels; one of which already has an existing house on it which was part of the whole parcel proposal here which will result in one new house in this location until we come back in with a new subdivision. We have shown the set back lines on the lot 2 in accordance with the zoning regulations and USGS also.

Mr. Van Leeuwen: Where are the wells going to be?

Mr. Grevas: I don't know yet we have sewers there so we don't have a concern of separation of waste water so it depends on where the house goes where the well will go.

Mr. McCarville: You need the easement to service these?

Mr. Grevas: Yes.

Mr. Van Leeuwen: How much do you have?

Mr. Grevas: There is the topo. It is not great but not steep either.

Mr. Van Leeuwen: I see no problem. "That the Planning Board of the Town of New Windsor approve the subdivision of Quality Home Builders/Chestnut." Seconded by Mr. McCarville and approved by the Board.

Roll Call:	Mr. Jones	Aye
	Mr. Lander	Aye
	Mr. Van Leeuwen	Aye
	Mr. McCarville	Aye
	Mr. Schiefer	Aye

Mr. Jones: The 50 foot is going through and there will be changes?

Mr. Grevas: No changes. On this later subdivision, I will ask for the fees on Monday when we bring the map in for stamping.

#### FRANK SITE PLAN (85-70) KENNEDY

Mr. Kennedy came before the Board representing this proposal.

Mr. Schiefer: We have a site approval from the Sanitary Department. I will read the comments from the Town Engineer on this proposal. Pat, do you have a copy of this?

Mr. Kennedy: No, I do not.

Mr. Van Leeuwen: I have to say I want to know how many square feet are in the house and I want parking places shown for that existing house.

Mr. Kennedy: It is listed right here. We showed the existing house amount of square feet being used for retail and parking spaces for that.

Mr. Van Leeuwen: What are you looking for is two retail stores.



McGOEY and HAUSER  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
Associate


Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Quality Homes [REDACTED] Subdivision  
PROJECT LOCATION: Chestnut Avenue (Beaver Dam Lake Area)  
NW #: 86-80  
11 February 1987

- 1). The Applicant proposes a three (3) lot minor subdivision on Chestnut Avenue south of Vascello Road.
- 2). The Subdivision Plan does not include contours, proposed well location, existing sanitary main and lateral locations; as required by submittal guidelines. It appears that it will be necessary to pump from Lot #3 to the sewermain if sewerred to Chestnut Avenue.
- 3). The Board may wish to review the intended future development of Lot 3 and the indicated 50 ft. strip designated for a future road.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEfmD

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED ✓  
DATE 2-11-87

N08°39'00"E 120.00'

N11°52'00"E 200.00'

N77°27'30"W 578.28'

S78°58'20"E 393.47'

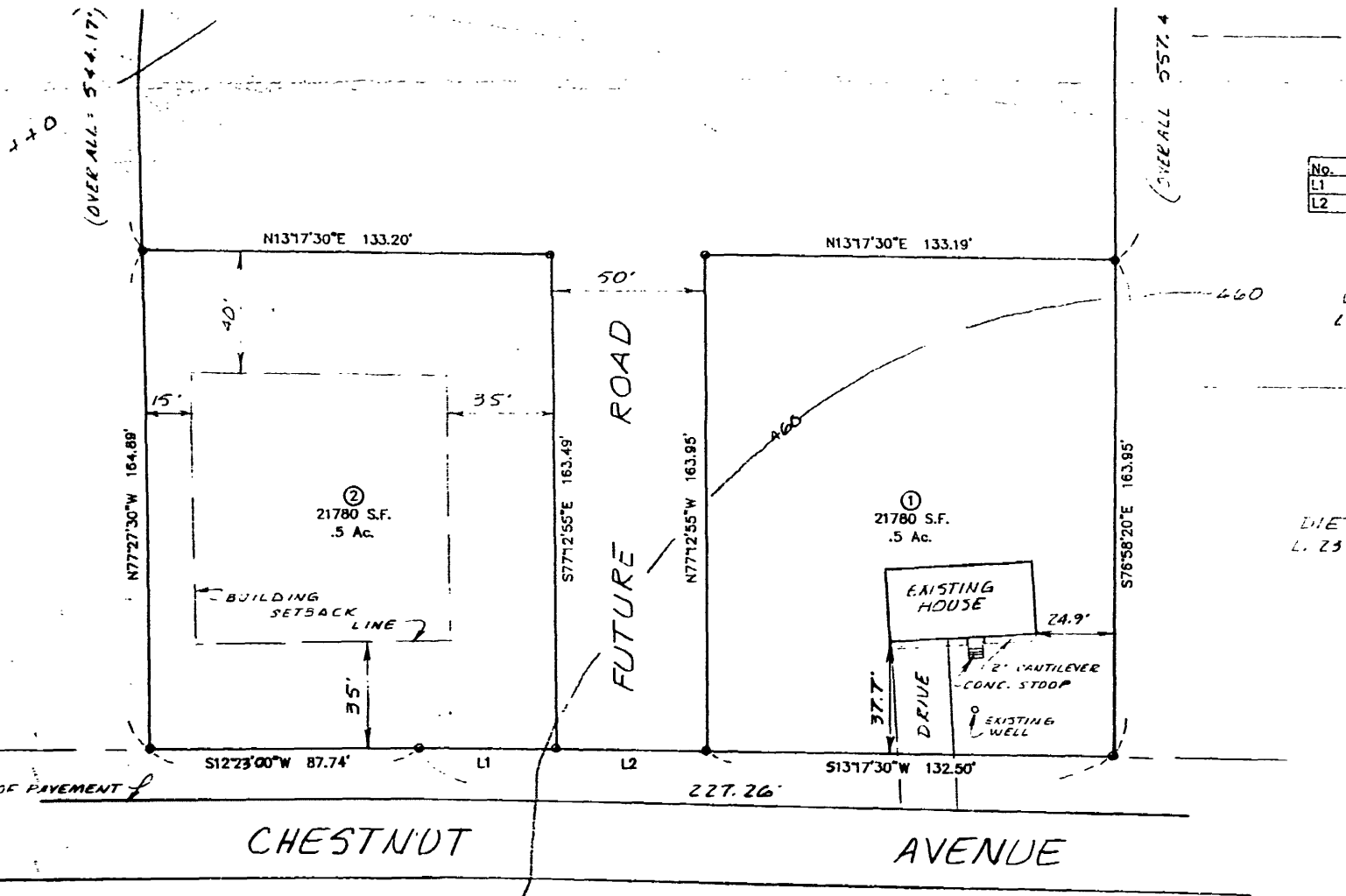
③  
131735 SF.  
3.0242 Ac.

WL  
L. Z1

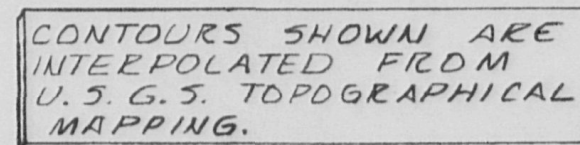
WL  
L. Z

44

L. Z







No.	Bearing	Distance
L1	S13°17'30"W	44.76'
L2	S13°17'30"W	50.00'

NOTES

1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 57, Block 1, Lot 73.
2. APPLICANT: Quality Home Builder of Orange County, Inc.  
Cardinal Drive  
Washingtonville, N.Y. 10992
3. TOTAL PARCEL AREA: 4.024+ Acres
4. PARCEL ZONE: R-4
5. TOTAL NUMBER OF LOTS: 3
6. SANITARY SEWAGE COLLECTION: Town of New Windsor
7. WATER SUPPLY: Individual Wells
8. Boundary shown hereon are from a field survey completed by the undersigned on 7 August 1986.
9. Unauthorized addition or alteration to this plan is a violation of Section 7209 (2) of the N.Y.S. Education Law.

ZONE BULK REQUIREMENTS: Suburban Residential (R-4)

	Min.	Min.	Min.	Min.	Min.
	Lot Area	Lot Width	Front Yard	Side Yard(s)	Rear Yard
Required:	21,780 S.F.	100'	35'	15'/30'	40'

Street  
Frontage  
Required: 60'

MAXIMUM PERMITTED BUILDING HEIGHT: 35'  
MINIMUM LIVABLE FLOOR AREA: 1,000 Square Feet  
MAXIMUM DEVELOPMENT COVERAGE: 20%


FINAL SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 24 APR 26 1982

LAWRENCE JONES  
SECRETARY



### CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 7 August 1986 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.

	ELIAS D. GREVAS, L.S.	PLAN FOR
	LAND SURVEYOR 33 QUABACK AVENUE NEW WINDSOR, NEW YORK 12550	<b>QUALITY HOME BUILDERS</b> <b>OF ORANGE COUNTY, INC.</b>
REVISIONS:		TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK
DATE	DESCRIPTION	Drawn: <i>4/2/86</i>
2/29/86	ADD NOTES TO DIST. BEUSE AND	Checked:
3/3/87	ALSO COMPILES SET BACK	Scale: 1" = 40'
	LINE	Date: 26 SEPT. 86
		Job No: 86-040